

148.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

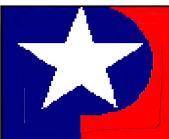
804,000 / 804,000

USE VALUE:

804,000 / 804,000

ASSESSED:

804,000 / 804,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PINE CT, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEVITO-VALENTE SUSAN M	
Owner 2: DEVITO THOMAS A	
Owner 3:	

Street 1: 9 PINE COURT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: VALENTI SUSAN M/ETAL -	
Owner 2: DEVITO THOMAS A -	

Street 1: 9 PINE COURT	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1871 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	383,500	500	420,000	804,000		97013
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

 Total Card / Total Parcel
804,000 / 804,000
804,000 / 804,000
804,000 / 804,000

 APPRAISED:
USE VALUE:
ASSESSED:

 804,000 / 804,000
804,000 / 804,000
804,000 / 804,000

 !11531!
USER DEFINED
Prior Id # 1: 97013

 PRINT
Date Time
12/30/21 12:40:39

 LAST REV
Date Time
08/23/18 10:27:27

 apro
11531
ASR Map:

 Fact Dist:
Reval Dist:
Year:

 LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT								Parcel ID	148.0-0001-0004.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	383,500	500	6,000.	420,000	804,000		Year end 12/23/2021
2021	101	FV	372,300	500	6,000.	420,000	792,800		Year End Roll 12/10/2020
2020	101	FV	372,400	500	6,000.	420,000	792,900	Year End Roll	12/18/2019
2019	101	FV	281,700	600	6,000.	420,000	702,300	Year End Roll	1/3/2019
2018	101	FV	268,700	0	6,000.	282,000	550,700	Year End Roll	12/20/2017
2017	101	FV	268,700	0	6,000.	270,000	538,700	Year End Roll	1/3/2017
2016	101	FV	268,700	0	6,000.	246,000	514,700	Year End	1/4/2016
2015	101	FV	253,300	0	6,000.	198,000	451,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
VALENTI SUSAN M	42725-42		5/6/2004	Family		1	No	No			
CAMPANELLO RUSS	25453-489		6/30/1995		235,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
4/9/2009	216	New Wind	6,815			G9	GR FY09		8/16/2018	Inspected	CC	Chris C			
11/27/2007	1085	New Wind	4,599			G9	GR FY09		7/16/2018	MEAS&NOTICE	CC	Chris C			
10/3/2007	889	Redo Bat	10,000			G9	GR FY09		2/3/2009	Meas/Inspect	294	PATRIOT			
6/21/2006	497	Redo Kit	98,000			G7	GR FY07	& BUILD FAM RM - B	11/16/2006	Permit Visit	BR	B Rossignol			
									1/15/2000	Inspected	197	PATRIOT			
									11/30/1999	Measured	263	PATRIOT			
									12/1/1991		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000	Sq. Ft.	Site			0	70.	1.00	11								420,000						420,000		

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH															
Type:	15 - Old Style		Full Bath:	2	Rating: Good	A Bath:		Rating:																			
Sty Ht:	1H - 1 & 1/2 Sty		3/4 Bath:		Rating:	A 3QBth:		Rating:																			
(Liv) Units:	1	Total: 1	1/2 Bath:		Rating:	A HBth:		Rating:																			
Foundation:	2 - Conc. Block		OthrFix:		Rating:																						
Frame:	1 - Wood																										
Prime Wall:	1 - Wood Shingle																										
Sec Wall:		%																									
Roof Struct:	1 - Gable																										
Roof Cover:	1 - Asphalt Shgl																										
Color:	GREEN																										
View / Desir:																											
GENERAL INFORMATION						OTHER FEATURES																					
Grade:	C - Average		Kits:	1	Rating: Good	A Kits:		Rating:	1st Res Grid Desc: Line 1 # Units 1																		
Year Blt:	1925	Eff Yr Blt:	Fpl:	1	Rating: Average	Other			FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Alt LUC:		Alt %:	WSFlue:		Rating:	Upper																					
Jurisdct:	G19	Fact: .				Lvl 2																					
Const Mod:						Lvl 1																					
Lump Sum Adj:						Lower																					
INTERIOR INFORMATION						CONDOS INFORMATION																					
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Floor:			No Unit	RMS	BRS	FL	REMODELING			RES BREAKDOWN											
Prim Int Wal	2 - Plaster		Functional:		%	% Own:			1	7	3																
Sec Int Wall:		%	Economic:		%	Name:																					
Partition:	T - Typical		Special:		%																						
Prim Floors:	3 - Hardwood		Override:		%																						
Sec Floors:		%	Total:	18.6	%																						
Bsmnt Flr:	12 - Concrete		CALC SUMMARY			COMPARABLE SALES									SUB AREA			SUB AREA DETAIL									
Subfloor:			Basic \$ / SQ:	135.00		Rate	Parcel ID	Typ	Date	Sale Price																	
Bsmnt Gar:			Size Adj.:	1.21119714																							
Electric:	3 - Typical		Const Adj.:	0.98990101																							
Insulation:	2 - Typical		Adj \$ / SQ:	161.860																							
Int vs Ext:	S		Other Features:	90000																							
Heat Fuel:	2 - Gas		Grade Factor:	1.00																							
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000																							
# Heat Sys:	1		NBHD Mod:																								
% Heated:	100	% AC:	LUC Factor:	1.00																							
Solar HW:	NO	Central Vac:	Adj Total:	471170						Juris. Factor:		1.00	Before Depr:	161.86													
% Com Wal		% Sprinkled	Depreciation:	87638						Special Features:		0	Val/Su Net:	105.36													
			Deprecated Total:	383532						Final Total:		383500	Val/Su SzAd:	204.97													
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:		IMAGE			AssessPro Patriot Properties, Inc								
SPEC FEATURES/YARD ITEMS						PARCEL ID 148.0-0001-0004.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101			500			500									
More: N						Total Yard Items:			500	Total Special Features:								Total:	500								